

WARRANTY DEED
Corporate Grantor

39-0-113 ✓

37-126-5

Know all Men by these Presents,

000320

TRANSFER
TAX
PAID**That** FSD ASSOCIATES, INC.,

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Waterville

in the County of Kennebec and State of Maine

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by DENNIS W. MATTHEWS and JOYCE W. MATTHEWS of Winslow, County of
Kennebec, State of Maine

whose mailing address is 4 Frankwood Drive, Winslow, Maine

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**
unto the said DENNIS W. MATTHEWS and JOYCE W. MATTHEWS

their heirs and assigns forever,

The Unit known and designated as Unit #34 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **DENNIS W. MATTHEWS and JOYCE W. MATTHEWS**

their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantee s, heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances
EXCEPT AS AFORESAID

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **FSD ASSOCIATES, INC.**

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

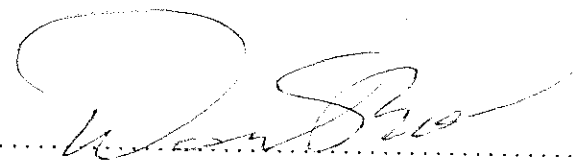
Robert Nardi, its President

thereunto duly authorized, this 31st day of the month of December

A.D. 19 87.

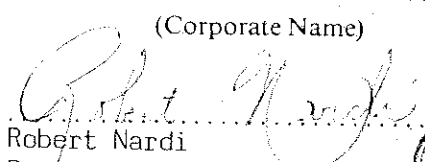
Signed, Sealed and Delivered

in presence of



..... FSD ASSOCIATES, INC.

(Corporate Name)

By 
Robert Nardi
Its President



State of Maine, County of Kennebec

as. December 31, 1987


Then personally appeared the above named

Robert Nardi, President

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,


Attorney at Law Notary Public



David B. Whyte

Printed Name

RECEIVED KENNEBEC SS.

1988 JAN -7 PM 3:00

RECORDED FROM ORIGINAL